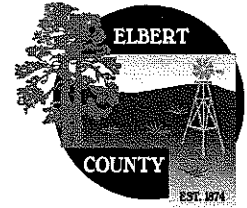


COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

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KIOWA, COLORADO 80117
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MINUTES ELBERT COUNTY REGULAR PLANNING COMMISSION MEETING August 26, 2010

Note: These meeting minutes are only a summary of the meeting. Duplications of the audio recording are available, for a fee, by contacting Community & Development Services.

The regular Planning Commission Meeting was called to order at 7:00 p.m. by Chairman, Grant Thayer.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commission members present: Mike Bingham, Paula Koch, David Hoos, Tom Beshore, Lisa Shipman, Mike Kelly, Grant Thayer and Paul Crisan.

Staff present: Richard Miller, Director, Community & Development Services
Curtis Carlson Senior Planner
Floyd Crossman, Administrative Assistant

CONSENT CALENDAR:

- A. Motion made by Lisa Shipman, seconded by Tom Beshore to approve the July 22, 2010 Meeting Minutes. The motion carried 8 to 0.
- B. Motion made by Lisa Shipman, seconded by Paula Koch to approve Special Review SU 10-0011 Twilight Temporary Met Tower. The motion carried 8 to 0.

COMMUNITY INPUT:

- A. Larry Scott announced a forthcoming meeting at the Kiowa Lions Club

B. Charles Grosbeck asked the Planning Commission to take under advisement the location of the water wells at Wild Point.

PUBLIC HEARINGS:

A. SP 10-0023 Service Plan for Elizabeth 86 Residential Metropolitan District. Presentation was made by Senior Planner Curtis Carlson with a recommendation for approval with changes as cited below.

B. SP 10 0024 Service Plan for Elizabeth 86 Commercial Metropolitan District. Presentation was made by Senior Planner Curtis Carlson with a recommendation for approval with changes as cited below.

- Projections of build out need to be updated
- Financial projections need to be updated
- The application requires clarification, corrections and further review before presentation to the Elbert Board of County Commissioners as high lighted by the staff report.

Mr. Karl Nyquist, Applicant's Representative and Ms. Dianne Miller, counsel for the applicants, agreed that these changes are warranted.

Public Comments:

- Application seems to be rushed.
- Application is incomplete.
- Property in consideration is in litigation.
- The Town of Elizabeth does not support SP 10-0023 Service Plan for Elizabeth 86 Residential Metropolitan District or SP 10 0024 Service Plan for Elizabeth 86 Commercial Metropolitan District.
- Independent professional review of the applicants financial projections to be completed and available for review ten days prior to the Board of County Commissioners public hearing.
- Elbert County Government and the Town of Elizabeth need to work together.

After discussion among the members of the Planning Commission a motion was moved and seconded to continue the hearing of SP 10-0023 Service Plan for Elizabeth 86 Residential Metropolitan District and SP 10 0024 Service Plan for Elizabeth 86 Commercial Metropolitan District to a date certain of September 9, 2010 @ 7 PM in the meeting room located at 75 UTE Ave. Kiowa, CO, due to the changes requested in the application.

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. A request was made by Mr. Richard Miller to Mr. Grant Thayer to ask for a volunteer to act as an alternate to the Elbert County Board of Adjustments. The next scheduled meeting for the BOA is September 14, 2010. Mr. Thayer asked for a volunteer and Mr. Bingham accepted.

ANNOUNCEMENTS:

The next scheduled meeting of the Elbert County planning Commission will be held on Thursday September 9, 2010 at 7 P.M. in the Public Health Bijou room, 75 Ute Street, Kiowa, CO. If there are any changes to this schedule it will be noted on the Elbert County web site and the Planning Commission members will be notified by regular post.

The meeting adjourned at 9:28 pm.
